

ZB# 04-52

Herb Redl

9-1-25.3

ZBA #04-52 HERB REDL (SIGN)
149 WINDSOR HWY (9-1-25.3)

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
Granted 7-26-04

Frank Redl 471-3388 Ext. 108



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

December 16, 2004

Herbert Redl
80 Washington Street - Suite 100
Poughkeepsie, NY 12553

SUBJECT: REQUEST FOR VARIANCE #04-52

Dear Mr. Redl:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 9-1-25.3

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

HERBERT REDL (GUARDIAN STORAGE)

SIGN

CASE #04-52

WHEREAS, Frank Redl of Herb Redl Properties, owner(s) of 149 Windsor Highway, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 2' 1" Height variance for proposed wall sign (300-45-A-2-A) at 149 Windsor Highway in an NC Zone (9-1-25.3)

WHEREAS, a public hearing was held on July 26, 2004 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a commercial property located in a neighborhood of commercial properties on a busy state highway. The property consists of a number of self-storage units for rental.
 - (b) The applicant seeks a variance because of the design of the sign places the sign over the town code requirement.
 - (c) The sign will be internally illuminated with a steady non-flashing non-neon light.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

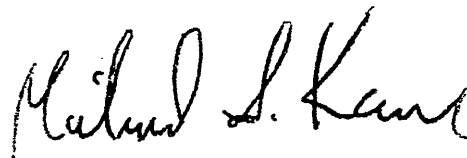
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 2' 1" Height variance for proposed wall sign (300-45-A-2-A) at 149 Windsor Highway in an NC Zone (9-1-25.3) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: July 26, 2004



Chairman

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 5/25/04

APPLICANT: Herbert Redl
149 Windsor Highway
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Wall Sign Guardian Self-Storage

LOCATED AT: 149 Windsor Highway

ZONE: N-C Sec/Blk/ Lot: 9-1-25.3

COPY

DESCRIPTION OF EXISTING SITE: Existing self storage Building

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed wall sign exceeds max height of 2'-6"


BUILDING INSPECTOR

2'-6" x 10'
PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: N-C USE: 300-45-A-2-A

SIGN:

FREESTANDING:

HEIGHT: 2'-6"

4'-⁷/₈"

2'-1"

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

04-52

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

MAY 20 2004

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:

Building Permit #: PA 2004-0721

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Herb Redl

Address 80 Washington St. Suite 100, Poughkeepsie, NY 12601 Phone # 471-3388

Mailing Address _____ Fax # 471-3851

Name of Architect Mauri & Associates

Address 303 Mill St. Poughkeepsie, NY 12601 Phone 452-1030

Name of Contractor HHR Construction

Kari
471-
6000

Address 80 Washington St., Suite 100, Poughkeepsie, NY 12601 Phone 471-3388

State whether applicant is owner, lessee, agent, architect, engineer or builder Owner

If applicant is a corporation, signature of duly authorized officer. _____

(Name and title of corporate officer)

1. On what street is property located? On the East side of Windsor Highway
(N,S,E or W)
and 200 feet from the intersection of Route 300

2. Zone or use district in which premises are situated N/C Is property a flood zone? Y N X

3. Tax Map Description: Section 9 Block 1 Lot 25.3

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Self Storage b. Intended use and occupancy Self Storage

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other
Sign Permit

6. Is this a corner lot? No

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: N/A Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets 1 Heating Plant: Gas Natural Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Self Storage

10. Estimated cost \$4,000 Fee 50 ck # 19709

dtl 5/20/04

ZONING BOARD

/ /
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

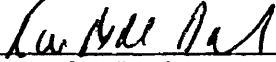
Building Inspector: Michael L. Babcock
Ast. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.


(Signature of Applicant)

80 Washington St, Suite 100, Poughkeepsie, NY 12601
(Address of Applicant)

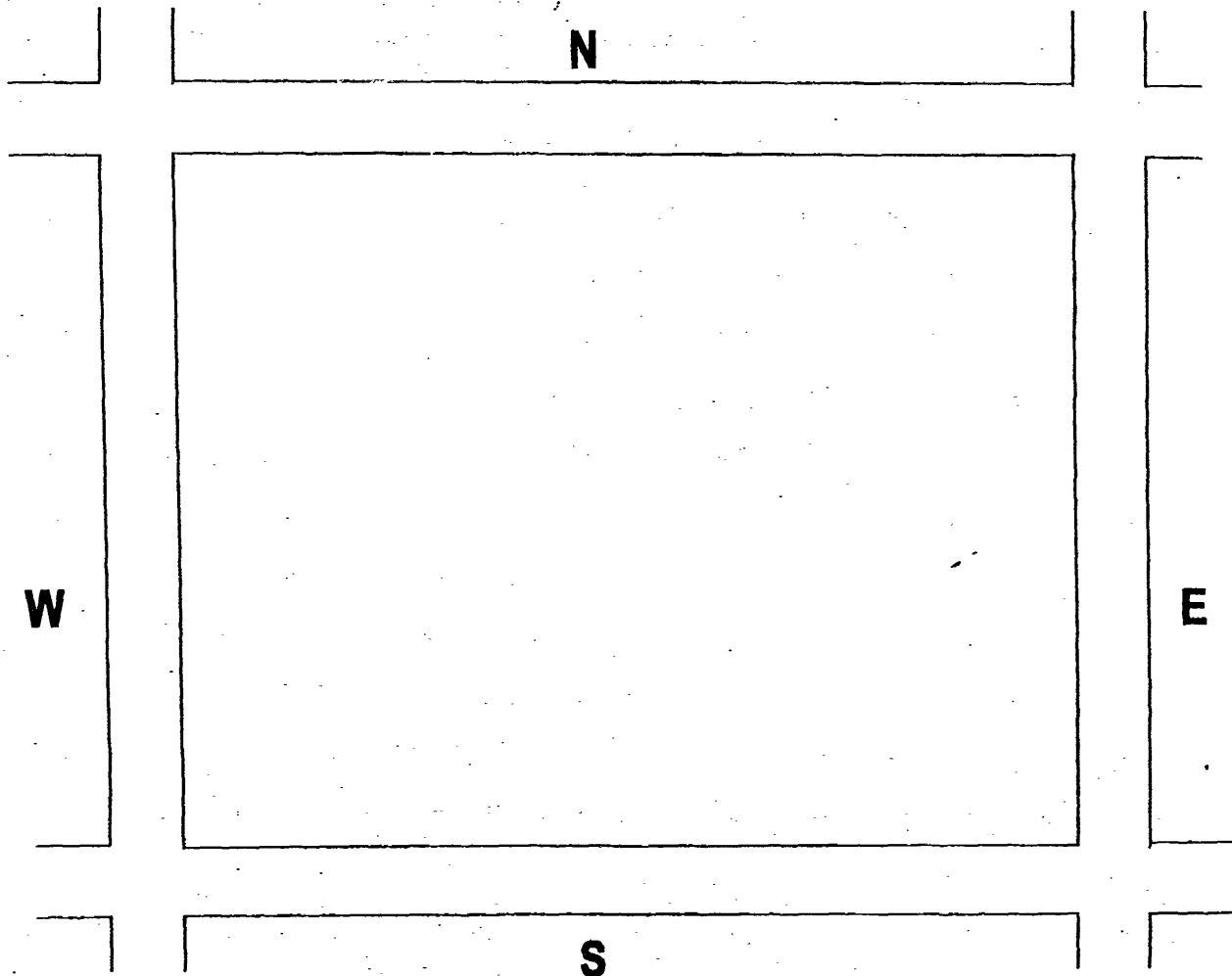
80 Washington St. Suite 100. Poughkeepsie, NY 12601

(Owner's Signature)

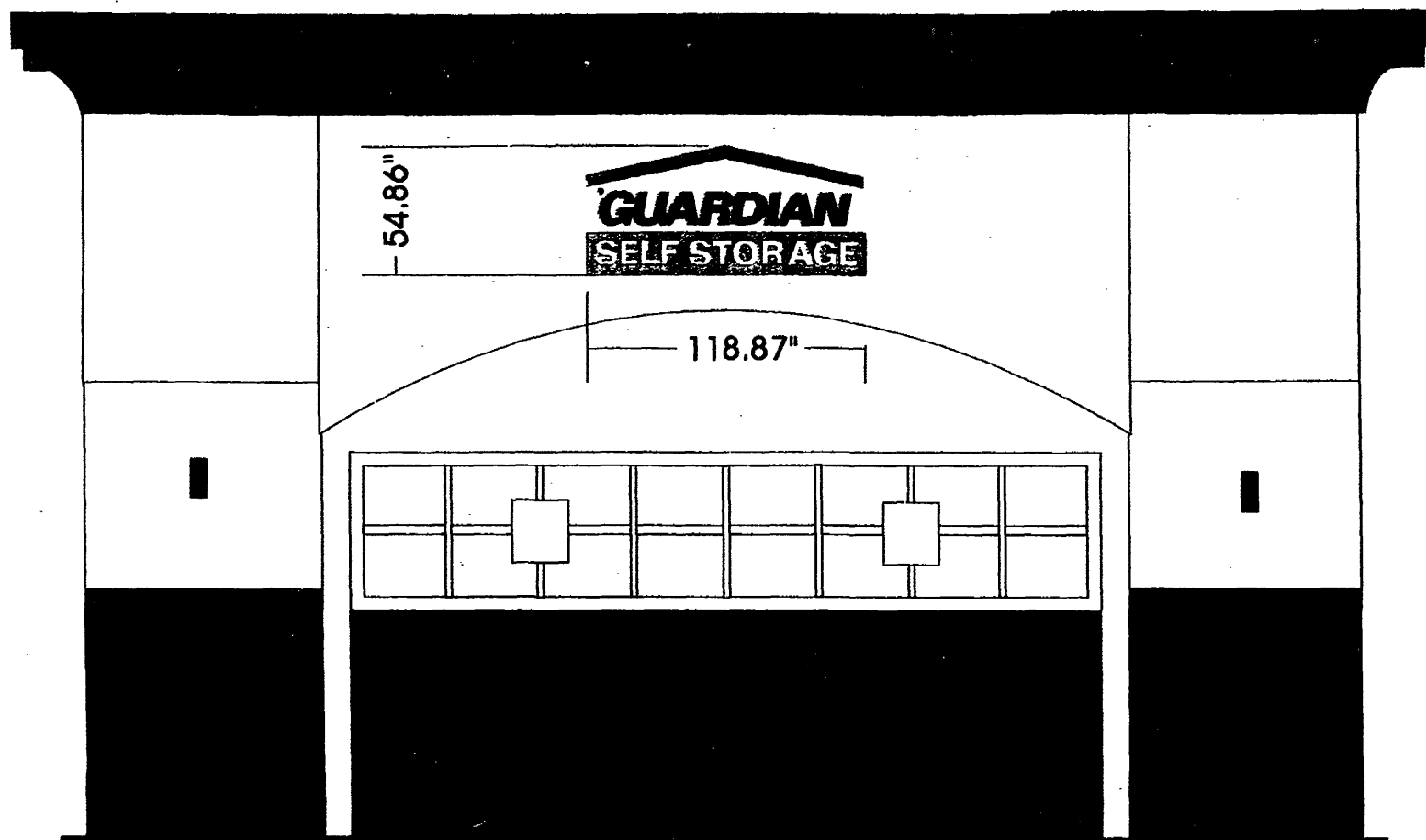
(Owner's Address)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



ZBA

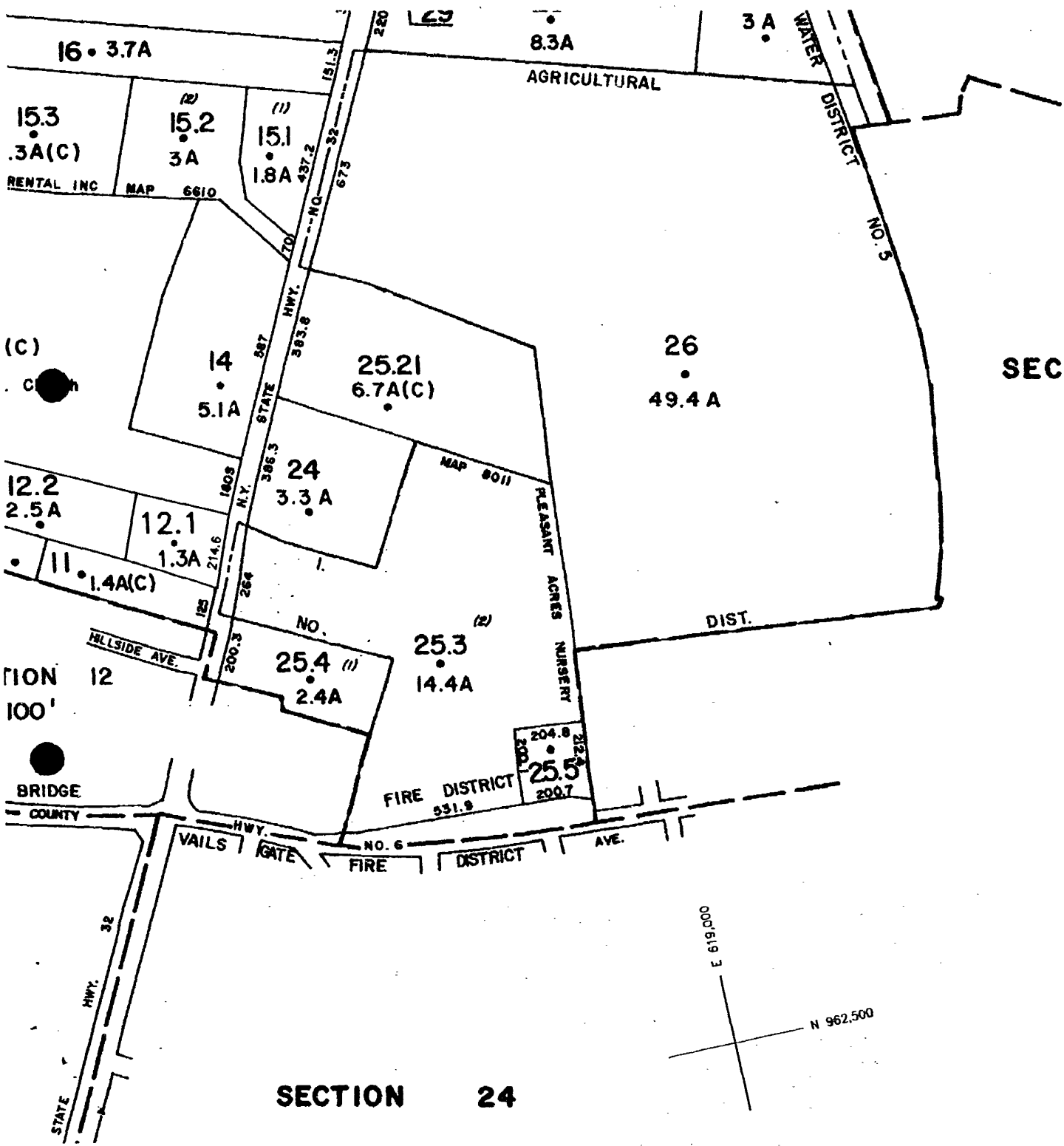


SIGN RENDITION - BUILDING SIGN, NEW WINDSOR

THIS DIAGRAM IS THE PROPERTY OF GLOEDE NEON SIGN CO. INC.,
AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT UNTIL
SUCH TIME AN AGREEMENT HAS BEEN REACHED AS TO THE TERMS
AND AGREEMENTS OF THE SALE OF THIS DIAGRAM.



GLOEDE NEON SIGN CO.
97 NORTH CLINTON STREET
POUGHKEEPSIE, NEW YORK 12601
845-471-4366 - PHONE
845-471-0987 - FAX
SINCE 1922



SECTION 21

SECTION 24





**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: OCTOBER 15, 2004
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 397.00 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #04-52

NAME & ADDRESS:

**Herbert Redl
80 Washington Street - Suite 100
Poughkeepsie, NY 12553**

THANK YOU,

MYRA

L.R.10-18-04



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #05-52 TYPE: SIGN

APPLICANT Name & Address:

**Herbert Redl
80 Washington Street - Suite 100
Poughkeepsie, NY 12553**

TELEPHONE: 471-3388

RESIDENTIAL:	\$ 50.00	CHECK # _____
COMMERCIAL	\$ 150.00	CHECK # <u>019959</u>
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: COMMERCIAL \$500.00 CHECK # 019958
~~~~~

| <u>DISBURSEMENTS:</u>        |                | <u>MINUTES</u><br>\$5.50 / PAGE | <u>ATTORNEY</u><br>FEE |
|------------------------------|----------------|---------------------------------|------------------------|
| PRELIMINARY:                 | <u>4</u> PAGES | \$ <u>22.00</u>                 | \$ <u>35.00</u>        |
| 2 <sup>ND</sup> PRELIMINARY: | ____ PAGES     | \$ _____                        | \$ _____               |
| PUBLIC HEARING:              | <u>2</u> PAGES | \$ <u>11.00</u>                 | \$ <u>35.00</u>        |
| PUBLIC HEARING:              | ____ PAGES     | \$ _____                        | \$ _____               |
| TOTAL:                       |                | \$ <u>33.00</u>                 | \$ <u>70.00</u>        |

~~~~~

ESCROW POSTED: \$ 500.00
LESS: DISBURSEMENTS: \$ 103.00

AMOUNT DUE: \$ _____

REFUND DUE: \$ 397.00

Cc:

L.R. 10-18-04

GUARDIAN SELF-STORAGE (04-52)

MR. KANE: Next public hearing is Guardian Self-Storage request for 2 foot 1 inch height variance for proposed wall sign at 149 Windsor Highway.

MR. REDL: Good evening. My name is Frank Redl from Guardian Self-Storage, Herb Redl Properties. We've made an application for a variance, I previously submitted some color photos with the proposed sign superimposed on them. I had additional copies if you need more. The sign we propose to put up is not going to change the character at all, that area of Rt. 32 has become quite commercial. We don't think we're going to distract from the neighborhood whatsoever. Last time I was here for the pre-hearing meeting, one of the members of the board wanted to know what percentage of area the sign is going to take up between the two pillars. I forget who asked that question, but, I do have some sheets here showing my computations. The answer is 6% between the two pillars. The sign as proposed if this variance is granted is going to be 6% of that total area.

MR. KANE: Is the sign going to be illuminated?

MR. REDL: Yes it is, it's going to be internally illuminated. It's not going to be any flashing signs or anything. The sign company is going to put a bulb in each letter so there will be a total of ten bulbs.

MR. KANE: So it's a steady illumination.

MR. REDL: Correct.

MR. REIS: This is additional to the free-standing sign on the road.

MR. REDL: That's correct sir, yes it is. Actually, the main reason for the variance is because of the roof part of the sign itself. It's part of our registered trademark and we'd like to keep the roof. The roof is just about what pushes us over the town code requirement of 2 ½ feet.

MR. KANE: Since the picture is not going to a written word, I'd like to say that the sign itself is going to be on the front of the building and it's not going to extend higher than the front of the building.

MR. REDL: That's correct. The photograph I did submit according to the sign company is drawn to scale and that is the area where the sign is going to be.

MR. KANE: And did I hear you say you're going to be putting up a free-standing?

MR. REDL: There already is one.

MR. KANE: There is one. Are you going to...

MR. REDL: We'd like to keep that.

MR. KANE: And you won't need any variances for that sign.

MR. REDL: No.

MR. KANE: Okay, at this point, I'll ask the public if there is anybody here for this particular hearing. Seeing as there is not, we will open and close the public portion of the meeting and ask Myra how many mailings we had.

MS. MASON: On July 9th, I mailed out 74 envelopes and had no response.

MR. KANE: Board members do you have any other questions?

MR. MINUTA: Will you accept a motion.

MR. KANE: Yes I will.

MR. MINUTA: I move that we grant Guardian Self-Storage a request for a 2 foot 1 inch height variance for a proposed wall sign at 149 Windsor Highway in an NC Zone.

MR. REIS: Second.

ROLL CALL

MS. LOCEY AYE

MS. GANN AYE

MR. REIS: AYE

MR. MINUTA: AYE

MR. KANE: AYE

Motion carried 5 ayes.

GUARDIAN SELF-STORAGE (04-52)

MR. KANE: Request for 2 ft. height variance for proposed wall sign at 149 Windsor Highway in an NC zone.

MR. REYNOLDS: My name is Frank Reynolds. This is Kari Daniels, she owns Guardian Self-Storage. Here's the deal. Guardian's putting up a new building over on 32 just near the intersection of Union Avenue, it's roughly 58,000 square feet, going to be a temperature controlled self-storage facility. We'd like to put a sign on the face of the building, a wall sign. Your code allows 2 1/2 feet high by 10 feet long, the 10 feet long doesn't pose a problem for us, we'd like to make it another two feet higher for visibility along the road.

MR. KANE: Approximately, how far off the road is the front of the building going to be?

MR. REYNOLDS: From the center of the road, it's 160 feet the sign is going to go right there.

MR. KANE: Between the two towers?

MR. REYNOLDS: Correct, we're asking for a two foot variance, when you look at the face of the building, the square footage and square footage of the sign, the sign is going to probably be only about one percent of the entire face of the building.

MR. KANE: The entire face of the building, what about this area in here between the two towers?

MR. REYNOLDS: I didn't figure that out, I figured the whole face.

MR. KANE: If you can give me an idea, superimpose something over that, it will be great. Is it going to

be illuminated?

MR. REYNOLDS: Yes.

MR. KANE: Neon or flashing?

MS. DANIELS: No, our logo doesn't fit in that two foot as well, actually, most of the side variance is the roof line so it really throws it off, the arch, it's a registered trademark for us, we'd like to use it.

MR. KANE: When we did the measurements, we did the square out-box?

MR. BABCOCK: To the top.

MR. KRIEGER: How is it lit, externally or internally?

MR. REYNOLDS: Internally.

MR. KRIEGER: Steady illumination internally?

MR. REYNOLDS: That's correct.

MR. KANE: The sign itself you don't feel it's going to be any bigger than other business signs in that particular area?

MR. REYNOLDS: No, not at all and it's only going to be one business in that structure, we're not going to be coming back for other business, we're not going to do that to you, it's only Guardian.

MR. KANE: Will you be putting up a freestanding sign?

MR. REYNOLDS: There's one there, it's over in here someplace.

MR. KANE: That's the one you're going to be using is that freestanding sign?

MS. DANIELS: Yes, we're going to keep it.

MR. BABCOCK: Just one correction, it appears the information on this print says it's 54.86 inches high, if that's the case, we really should be looking for a two foot one inch variance.

MR. REYNOLDS: Point 86 puts us over.

MR. BABCOCK: Yeah.

MR. REYNOLDS: So it's exact, really, yeah, to be exact, I think he's right cause it does say .86.

MR. BABCOCK: So the proposed sign is actually 4 foot seven inches.

MR. REYNOLDS: Really 24.8 inches, 24.86 inches.

MR. KANE: Proposed we're going 4'7" and variance 2.1?

MR. BABCOCK: Right.

MR. KANE: With your permission, we'll make that change.

MR. REYNOLDS: Yes.

MR. MINUTA: I trust the proposed elevation here is to scale?

MR. REYNOLDS: Yes, it is.

MR. KANE: Any other questions, gentlemen?

MR. MC DONALD: Accept a motion?

MR. KANE: Yes, I will.

June 28, 2004

23

MR. MC DONALD: Make a motion we set up Guardian Self-Storage for the requested two foot one inch height variance for the proposed wall sign at 149 Windsor Highway.

MR. RIVERA: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. MINUTA	AYE

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

GUARDIAN SELF STORAGE (REDL)

AFFIDAVIT OF
SERVICE
BY MAIL

#04-52

----- X

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 9TH day of JULY, 2003, I compared the 74 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

13th day of July, 2004

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 2007

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

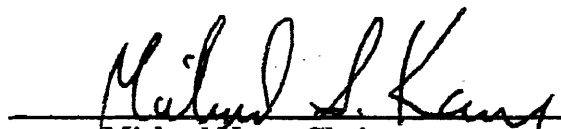
Appeal No. 04-52

Request of GUARDIAN SELF STORAGE

for a VARIANCE of the Zoning Local Law to Permit:

Request for 2 ft 1 inch Height variance for proposed wall sign (300-45-A-2-A) at 149 Windsor Highway in an NC Zone (9-1-25.3)

**PUBLIC HEARING will take place on JULY 26, 2004
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.**


Michael Kane, Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

July 1, 2004

Frank Redl
80 Washington Street
Suite 100
Poughkeepsie, NY 12601

Re: 9-1-25.3 ZBA#: 04-52

Dear Mr. Redl:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$95.00, minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Zoning Board

9-1-11
Ofer Avgush
152 Route 202
Garnerville, NY 10923

9-1-13 & 9-1-14
Roman Catholic Church of St. Joseph
4 St. Joseph Place
New Windsor, NY 12553

9-1-25.4
Eugene & Jann Hecht
161 Windsor Highway
New Windsor, NY 12553

12-1-16
Philomena Guariglia Mahood
20 Hillside Avenue
New Windsor, NY 12553

12-1-23
Ofer Avgush
4 Hillside Avenue
New Windsor, NY 12553

12-1-28 & 12-1-29
Joseph & Rose Ann Cubito
15 Hillside Avenue
New Windsor, NY 12553

12-2-2 & 12-2-3
David Sarinsky
298 Union Avenue
New Windsor, NY 12553

21-1-1
Patricia Corsetti
7 Franklin Avenue
New Windsor, NY 12553

21-1-4
Joseph & Dolores White
1 Franklin Avenue
New Windsor, NY 12553

21-2-15.2
John Rizzuto, Jr.
6 Rosemary Lane
New Windsor, NY 12553

9-1-12.1
BJS Holding, LLC
38 West 32nd St. – Room 1201
NY, NY 10001

9-1-24
Joseph Kim Doo
425 Angola Road
Cornwall, NY 12518

9-1-25.5
Bruce & Johanna Williams
268 Union Avenue
New Windsor, NY 12553

12-1-18.1
Samuel & Eric Acquaro
16 Hillside Avenue
New Windsor, NY 12553

12-1-24
Louis & Kathleen Antonelli
3 Hillside Avenue
New Windsor, NY 12553

12-1-30
Erik Cutroneo
19 Hillside Avenue – Apt. 3
New Windsor, NY 12553

12-2-4
Gertrude Sarinsky
294 Union Avenue
New Windsor, NY 12553

21-1-2
John, Joseph, Michele & Giovanna Terrizzi
P.O. Box 4735
New Windsor, NY 12553

21-1-5
Brenda Hutson
264 Union Avenue
New Windsor, NY 12553

21-2-15.31
Remo & Pacifica Trabucco
4 Rosemary Lane
New Windsor, NY 12553

9-1-12.2
Angelina Talmadge
c/o Bernie Colandrea
13 Veronica Avenue
New Windsor, NY 12553

9-1-25.21
Gerard Impellitteri, Jr.
c/o Duffers Hide-A-Way
139 Windsor Highway
New Windsor, NY 12553

9-1-26
Robert & Ann Louise Borchert
278 Lattintown Road
Marlboro, NY 12542

12-1-19
Manuel & Carmen Milagros Cruz
12 Hillside Avenue
New Windsor, NY 12553

12-1-27 & 12-1-49
John R & Frank P Antonelli, Sr.
4 Cedar Court
Palm Coast, FL 32137

12-2-1
Orwest Realty Corp.
c/o DB Co. – Dairy Mart #619
P.O. Box 9471
Providence, RI 02940

12-2-5
David & Jacie Sarinsky
298 Union Avenue
New Windsor, NY 12553

21-1-3
William & Eloise Heffron
3 Franklin Avenue
New Windsor, NY 12553

21-2-15.1
Joseph & Edith Maraday
2 Rosemary Lane
New Windsor, NY 12553

21-2-15.321
Christine DeStefano
5 Rosemary Lane
New Windsor, NY 12553

21-2-15.322
Leonidas Davis
7 Rosemary Lane
New Windsor, NY 12553

21-2-17
Ivan & Maria Maestrini
260 Union Avenue
New Windsor, NY 12553

21-2-20
Celio & Tania Thomaz
254 Union Avenue
New Windsor, NY 12553

24-2-3
William & Marie Murphy
228 Daniher Avenue
New Windsor, NY 12553

24-2-15
Truman Adams
c/o Gary Adams
13 Boulevard
Cornwall-On-Hudson, NY 12520

24-3-2.2
Margaret Millspaugh
226 Spruce Street
New Windsor, NY 12553

24-3-30
Christian & Lory Cedano
233 Daniher Avenue
New Windsor, NY 12553

24-3-33
Theresa Bush
227 Daniher Avenue
New Windsor, NY 12553

24-4-3
James & Anna Jensen
281 Union Avenue
New Windsor, NY 12553

24-4-6
John McQuiston
224 Pine Street
New Windsor, NY 12553

21-2-15.4
Manuel & Emilia Perez
3 Rosemary Lane
New Windsor, NY 12553

21-2-18
Salvatore & Maria Grillo
256 Union Avenue
New Windsor, NY 12553

24-2-1
Joan Thiele
22 Daniher Avenue
New Windsor, NY 12553

24-2-6
William & Marion Adams
232 Daniher Avenue
New Windsor, NY 12553

24-2-16, 24-2-17, 24-2-18
Diane Marie & Donald McKee, Jr.
227 James Avenue
New Windsor, NY 12553

24-3-4
John & Rose Mitchell
228 James Street
New Windsor, NY 12553

24-3-31
Helen Miller
231 Daniher Avenue
New Windsor, NY 12553

24-3-34
Frank & Darleen Mezzatesta
225 Daniher Avenue
New Windsor, NY 12553

24-4-4
Johanna & Vincent DelGatto
279 Union Avenue
New Windsor, NY 12553

24-4-7
Christine VonHoff
226 Pine Street
New Windsor, NY 12553

21-2-16
Donald Slyne
6 Franklin Avenue
New Windsor, NY 12553

21-2-19
Frank Rizzuto
250 Union Avenue
New Windsor, NY 12553

24-2-2
Jeanette & Joseph Anthony Martinez
224 Daniher Avenue
New Windsor, NY 12553

24-2-8
Tracy Bielenberg
Giuseppe DiBella
238 Daniher Avenue
New Windsor, NY 12553

24-3-1
Patricia Smith
Genevieve Thompson
293 Union Avenue
New Windsor, NY 12553

24-3-29
Teresa Brophy
Robert Carton
235 Daniher Avenue
New Windsor, NY 12553

24-3-32
Salvatore, Nicholas & Emma Cocchia
229 Daniher Avenue
New Windsor, NY 12553

24-4-1.1
Patricia & Richard Hartfield
285 Union Avenue
New Windsor, NY 12553

24-4-5
Ernest William & Mary Alice Froehlich
275 Union Avenue
New Windsor, NY 12553

24-4-8
Walter, Alicia & Daniel Olsen
227 Pine Street
New Windsor, NY 12553

24-4-9

Louise & Virginia Sciolto
225 Pine Street
New Windsor, NY 12553

24-4-10

Robert & Diann Williams
223 Pine Street
New Windsor, NY 12553

24-4-11

Joyce & Eugene Pelella
273 Union Avenue
New Windsor, NY 12553

24-4-12

William Francis Horton
Valerie Ann Metzger-Horton
269 Union Avenue
New Windsor, NY 12553

24-4-13

Susanne Meehan
267 Union Avenue
New Windsor, NY 12553

24-4-14

Robert & Larissa Ehrlinger
263 Union Avenue
New Windsor, NY 12553

24-4-15

Maryann & Alfred Conley, Sr.
224 Oak Street
New Windsor, NY 12553

24-4-16

Robert Pagliaro
226 Oak Street
New Windsor, NY 12553

24-4-17

Nicholas & Janice Garzione
228 Oak Street
New Windsor, NY 12553

24-4-23

Mark & Maureen Pavlik
231 Spruce Street
New Windsor, NY 12553

24-4-24

Curtis Pod
229 Spruce Street
New Windsor, NY 12553

24-4-25

Richard & Kathleen Lucchesi
227 Spruce Street
New Windsor, NY 12553

24-4-26

Joseph White, Jr.
Joan Muoio
225 Spruce Street
New Windsor, NY 12553

24-4-27.1

Vicotr & Sonia Olmo Elsevyf
223 Spruce Street
New Windsor, NY 12553



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

July 9, 2004

Herbert Redl
80 Washington Street - Suite 100
Poughkeepsie, NY 12553

SUBJECT: REQUEST FOR VARIANCE #04-52

Dear Mr. Redl:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Sentinel Newspaper for publication. **PLEASE NOTE: The Sentinel will bill you directly for this add. This is not included in the escrow you posted upon application.**

Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

149 Windsor Highway
New Windsor, NY

is scheduled for the July 26th, 2004 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 06-17-04

FOR: ESCROW 04-52

FROM: GUARDIAN SELF STORAGE

80 WASHINGTON ST. - SUITE 100

POUGHKEEPSIE, NY 12601

CHECK NUMBER: 019958

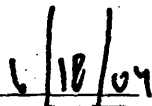
TELEPHONE: 471-3388

AMOUNT: 500.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME


DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU

ZBA # 04-52
Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#618-2004

06/18/2004

Guardian Self Storage
80 Washington Street, Suite 100
Poughkeepsie, NY 12601

Received \$ 150.00 for Zoning Board Fees, on 06/18/2004. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

HERBERT H. REDL

Commercial and Office Rentals

80 WASHINGTON STREET
SUITE 100
POUGHKEEPSIE, NY 12601
845-471-3388
FAX 845-471-3851

July 14, 2004

Town of New Windsor
Zoning Board Office
555 Union Avenue
New Windsor, New York 12553

Attn: Ms. Myra Mason, Secretary to ZBA

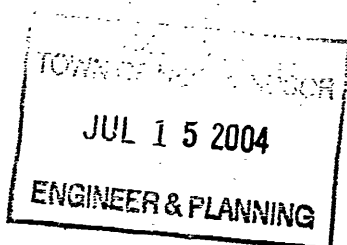
Re: Guardian Self Storage

Dear Ms. Mason:

Enclosed please find an original Owner Proxy Statement regarding the above matter which is scheduled for public hearing on July 26, 2004. I will be attending and presenting the matter to the board.

Very truly yours,


Frank Redl



HERBERT H. REDL

Commercial and Office Rentals

80 WASHINGTON STREET
SUITE 100
POUGHKEEPSIE, NY 12601
845-471-3388
FAX 845-471-3851

July 13, 2004

Town of New Windsor
Zoning Board Office
555 Union Avenue
New Windsor, New York 12553

Attn: Ms. Myra Mason, Secretary to ZBA

Re: Guardian Self Storage

Dear Ms. Mason:

Pursuant to the Board's request, enclosed please find three (3) copies of our building with the proposed sign superimposed thereon for the Board's consideration.

I also understand that a Public Hearing has been scheduled for July 26, 2004 at 7:30 pm.

If you need anything further, please feel free to contact me here at extension 108.

Thank you for all of your courtesy and cooperation in this matter.

Very truly yours,


Frank Redl



RESULTS OF Z.B.A. MEETING OF (Herb Redd) June 28, 2004
PROJECT: Guardian Storage ZBA # 04-52
P.B.# _____



USE VARIANCE:

NEED: EAF _____

PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) Rv S) Mc VOTE: A 5 N 0

RIVERA A
MCDONALD A
REIS A
MINUTA A
KANE A

CARRIED: Y ✓ N _____

PUBLIC HEARING:

STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED:

M) _____ S) _____ VOTE: A _____ N _____

RIVERA _____
MC DONALD _____
REIS _____
MINUTA _____
KANE _____

CARRIED: Y _____ N _____

Suppose sign into picture to see what it looks like

Correct denial to 2' 1"



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

June 17, 2004

Herbert Redl
80 Washington Street - Suite 100
Poughkeepsie, NY 12553

ATTN: FRANK REDL

SUBJECT: REQUEST FOR VARIANCE #04-52

Dear Mr. Redl:

This letter is to inform you that you have been placed on the June 28, 2004 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

149 Windsor Highway
New Windsor, NY 12553

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

TOWN OF NEW WINDSOR REQUEST FOR NOTIFICATION LIST

DATE: 06-17-04

PROJECT NUMBER: ZBA# 04-52 P.B. # _____

APPLICANT NAME: **HERBERT REDL (GUARDIAN SELF STORAGE)**

PERSON TO NOTIFY TO PICK UP LIST:

FRANK REDL

80 WASHINGTON ST. - SUITE 100

POUGHKEEPSIE, NY 12601

TELEPHONE: **471-3388 EXT. 108**

TAX MAP NUMBER: SEC. 9 BLOCK 1 LOT 25.3
SEC. BLOCK LOT
SEC. B LOCK LOT

PROPERTY LOCATION: **149 WINDSOR HIGHWAY**
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET _____)

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:

(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)

NEW WINDSOR ZONING BOARD **XXX**

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

[illegible]

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 019960

TOTAL CHARGES:

HERBERT H. REDL

Commercial and Office Rentals

80 WASHINGTON STREET
SUITE 100
POUGHKEEPSIE, NY 12601
845-471-3388
FAX 845-471-3851

June 16, 2004

Town of New Windsor
Zoning Board Office
555 Union Avenue
New Windsor, New York 12553

Attn: Ms. Myra Mason, Secretary to ZBA

Re: Guardian Self Storage

Dear Ms. Mason:

As a follow up to our telephone conversation today, enclosed please find 'Page 2' of the application which was inadvertently omitted from my original submission.

We will be submitting additional photographs in the next day or so.

If you need anything further, please feel free to contact me here at extension 108.

Very truly yours,


Frank Redl

04-52

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS


Herbert Redl, deposes and says that he resides
(OWNER)
at 80 Washington Street, Poughkeepsie in the County of Dutchess
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. 9 Block 1 Lot 25.3)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:


Frank Redl
(Applicant Name & Address, if different from owner)

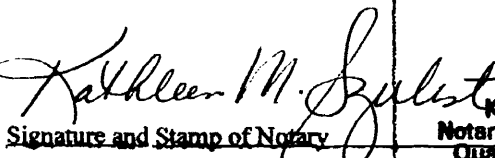
80 Washington Street, Poughkeepsie, New York 12601
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: July 14, 2004
Sworn to before me this: 14th
day of July 20 04

** 
Owner's Signature (MUST BE NOTARIZED)
Herbert Redl


Applicant's Signature (If different than owner)
Frank Redl


Signature and Stamp of Notary
KATHLEEN M. SZULC Representative's Signature
Notary Public, State of New York
Qualified in Dutchess County
No. 4750797
Commission Expires 1/31/06

THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.

**** PLEASE NOTE:
ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

COMPLETE THIS PAGE ☐



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

June , 2004
Date

Application Type: Use Variance ☐ Area Variance ☐
Sign Variance ☒ Interpretation ☐

I. Owner Information:

Herbert Redl

(Name)

80 Washington Street, Poughkeepsie, New York 12601

(Address)

Phone Number: (845) 471-3388

Fax Number: (845) 471-3851

II. Applicant:

Kari Redl Daniels

(Name)

80 Washington Street, Poughkeepsie, New York 12601

(Address)

Phone Number: (845) 471-6000

Fax Number: (845) 471-3851

III. Forwarding Address, if any, for return of escrow:

Same as Owner

(Name)

(Address)

Phone Number: ()

Fax Number: ()

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number ()

Fax Number: ()

(Name)

(Address)

V. Property Information:

Zone: N-C Property Address in Question: 149 Windsor Highway

Lot Size: 14.4 acres Tax Map Number: Section 9 Block 1 Lot 25.3

a. What other zones lie within 500 feet? C, R-4

b. Is pending sale or lease subject to ZBA approval of this Application? No

c. When was property purchased by present owner? 12/24/86

d. Has property been subdivided previously? No If so, When:

e. Has an Order to Remedy Violation been issued against the property by the
Building/Zoning/Fire Inspector? No

f. Is there any outside storage at the property now or is any proposed? Yes, site approval

******PLEASE NOTE:******

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF
SUBMITTAL.**

04-52

COMPLETE THIS PAGE ☐

**OWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

X. SIGN VARIANCE:

- (a) Variance requested from New Windsor Zoning Local Law,
Section _____, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	2'6"	4'6"	2' in height
Sign #2			
Sign #3			
Sign #4			

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversized signs.

See attached Narrative

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and freestanding signs 64 square feet road sign ?

XI. INTERPRETATION:

- (a) Interpretation requested of New Windsor Zoning Local Law,
Section _____
- (b) Describe in detail the proposal before the Board:

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

04-52

COMPLETE THIS PAGE ☐

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
- ☐ One in the amount of \$ 300.00 or 500.00 , (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 , (application fee)
- ☐ One in the amount of \$ 25.00 , (Public Hearing List Deposit)

- ☐ Photographs of existing premises from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT THREE(3) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

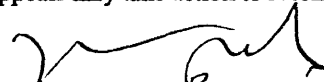
COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

1st day of June 20 04


FRANK E. REDL
NOTARY PUBLIC, State of New York
Qualified in Dutchess County
Commission Expires July 31, 2004
Signature and Stamp of Notary


Owner's Signature (Notarized)

~~Herbert Redl~~

Herbert Redl

Owner's Name (Please Print)



Applicant's Signature (If not Owner)

Kari Redl Daniels

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

04-52

COMPLETE THIS PAGE ☐

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

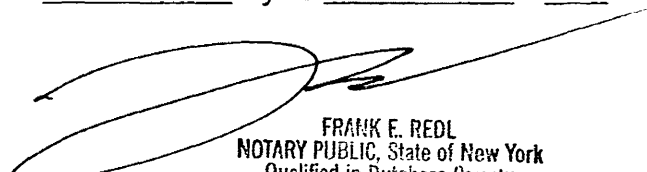
Herbert Redl, deposes and says that he resides
(OWNER)
at 80 Washington Street, Poughkeepsie in the County of Dutchess
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. 9 Block 1 Lot 25.3)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:

Kari Redl Daniels
(Applicant Name & Address, if different from owner)
80 Washington Street, Poughkeepsie, New York 12601
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: June 15, 2004

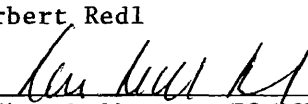
Sworn to before me this:
15th day of JUNE 2004


FRANK E. REDL
NOTARY PUBLIC, State of New York
Qualified in Dutchess County
Commission Expires July 31, 2004
Signature and Stamp of Notary

**


Owner's Signature (MUST BE NOTARIZED)

Herbert Redl


Applicant's Signature (If different than owner)

Kari Redl Daniels

Representative's Signature

THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.

**** PLEASE NOTE:**

ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.

04-52

COMPLETE THIS PAGE ☐

SIGN VARIANCE NARRATIVE

149 WINDSOR HIGHWAY

TAX GRID #9-1-25.3

GUARDIAN SELF STORAGE

Herbert H. Redl, Owner

By KARI REDL DANIELS

AUTHORIZED AGENT

80 Washington Street

Poughkeepsie, New York 12601

(845) 471-6000 x 2

Fax (845) 471-6336

04-52

INTRODUCTION

This narrative is respectfully submitted to supplement an application submitted by Herbert H. Redl with respect to real property located at 149 Windsor Highway. The applicant requests the Zoning Board of Appeals look favorably upon the Applicant's request for a sign variance in order to erect a 4'6" wall sign on the front of a new building being erected upon the property.

A formal application was forwarded to the Office of the Building Inspector. The application was accompanied by a conceptual layout.

The Building Inspector has denied the Applicant's request since the proposed wall sign exceeds the maximum height of 2'6".

This Appeal is from the Building Inspector's determination dated May 25, 2004.

THE PROPERTY

Herbert H. Redl owns land located at 149 Windsor Highway amounting to an aggregate of 14.4 acres of land, more or less. The property was purchased on December 24, 1986. The property is presently improved with a self-storage facility known as Guardian Self Storage. The parcel was the subject of a planning board application for site plan. Final site plan approval was granted by the signing of a Final Site Plan on February 27, 2004 which will allow the construction of a self-storage temperature controlled facility containing approximately 58,800 square feet. Construction is under way with a Certificate of Occupancy expected within the next several weeks.

The property consists of three zoning classifications. The Building upon which the sign is sought to be displayed is in the N-C Zone.

AREA VARIANCE JUSTIFIED

The Applicant respectfully requests that this Board exercise its discretion and grant an area sign variance to erect the proposed wall sign, which is the subject of this application because:

1. There will not be any undesirable change in the character of the neighborhood or any detriment to nearby properties by the granting of the variance.
2. The desired result cannot be achieved by some means other than the granting of the variance.
3. The variance is relatively insubstantial.
4. The granting of the variance will not have an adverse effect of impact on the physical or environmental conditions in the neighborhood.
5. The hardship was not self-created.

THERE WILL NOT BE ANY UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR ANY DETRIMENT TO NEARBY PROPERTIES BY THE GRANTING OF THE VARIANCE.

Windsor Highway is a highly developed public highway running in a generally North/South direction through the Town of New Windsor. On the East side of New Windsor Highway, one will find DeVitt's Nursery and Supply, a golf driving range, Truck and Trailer Depot, Sarinsky's Garage and a Sunoco gas station. On the West is found United Rentals, Heritage Square, Avacar Motel, Levine's Garage and retail shops, and a proposed 80,000 square foot Shopping Center by AVR. Each of these businesses have signage either on the building or on a free standing sign. The proposed sign by Guardian will not change or be a detriment to the immediate area.

THE DESIRED RESULT CANNOT BE ACHIEVED BY ANY OTHER MEANS.

Attached hereto is a copy of an elevation sketch, which was part of the plans, approved by the Planning Board. It can be noted that the total height of the building will be 26 feet from street level with length of approximately 168 feet. As this Board can see, the sign depicted on this sketch is drawn to scale and is quite modest in comparison to the size of the building. The Applicant believes that driver safety would be enhanced by not enlarging the free standing sign along Windsor Highway. Rather, safety and aesthetics would be enhanced by the proposed wall sign. The size of the proposed sign is necessary for the public to adequately see the sign while traveling along Windsor Highway. The building is to be set back approximately 160 feet from the center of Windsor Highway. Respectfully, if the Applicant were to place a sign on the building according to the

maximum height requirements under the Town Code, a dangerous situation could develop by vehicles slowing down to read the sign.

THE VARIANCE REQUESTED IS RELATIVELY INSUBSTANTIAL

The proposed sign is approximately 4 ½ feet high which necessitates this application. The total area of the sign amounts to 45.29 square feet. It is respectfully submitted to this Board that although the height of the proposed sign exceeds the Code standards, the total area of the sign is less than the total signage on area businesses. For instance, the total square footage of the signs on DeVitt's and United Rental are less than is proposed by Guardian. If you consider all of the signs located on the Heritage Square and Levine properties, Guardian's proposed sign dwarfs the total square footage of these locations.

THE VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD.

As already mentioned, the entire area of this N-C zone is comprised with many commercial establishments. Signs are plentiful. The proposed signage will have absolutely no effect whatsoever on the neighborhood.

THE HARDSHIP IS NOT SELF CREATED.

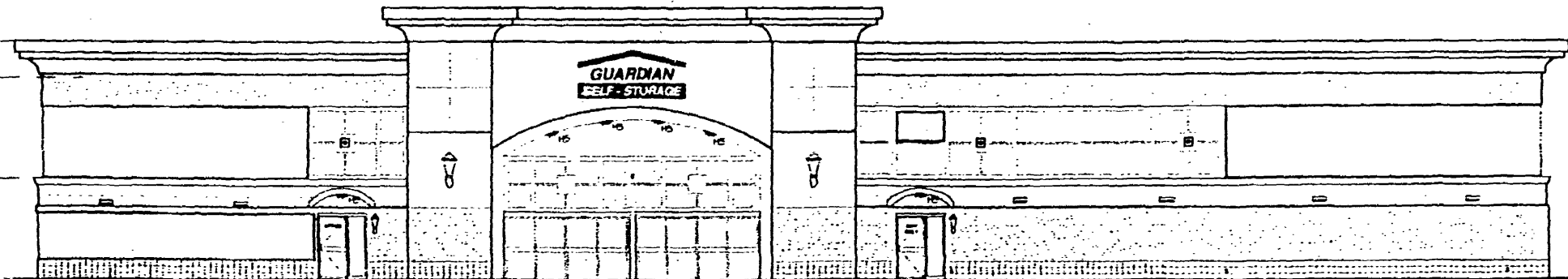
The Applicant is merely trying to improve the identity of its new building commensurate with other businesses in the area.

2 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

0' 5' 10' 20'

ILLUMINATED SIGN AS PER CODE



671 HP DUPLEX
OUTLET, TYP

4 NORTH ELEVATION

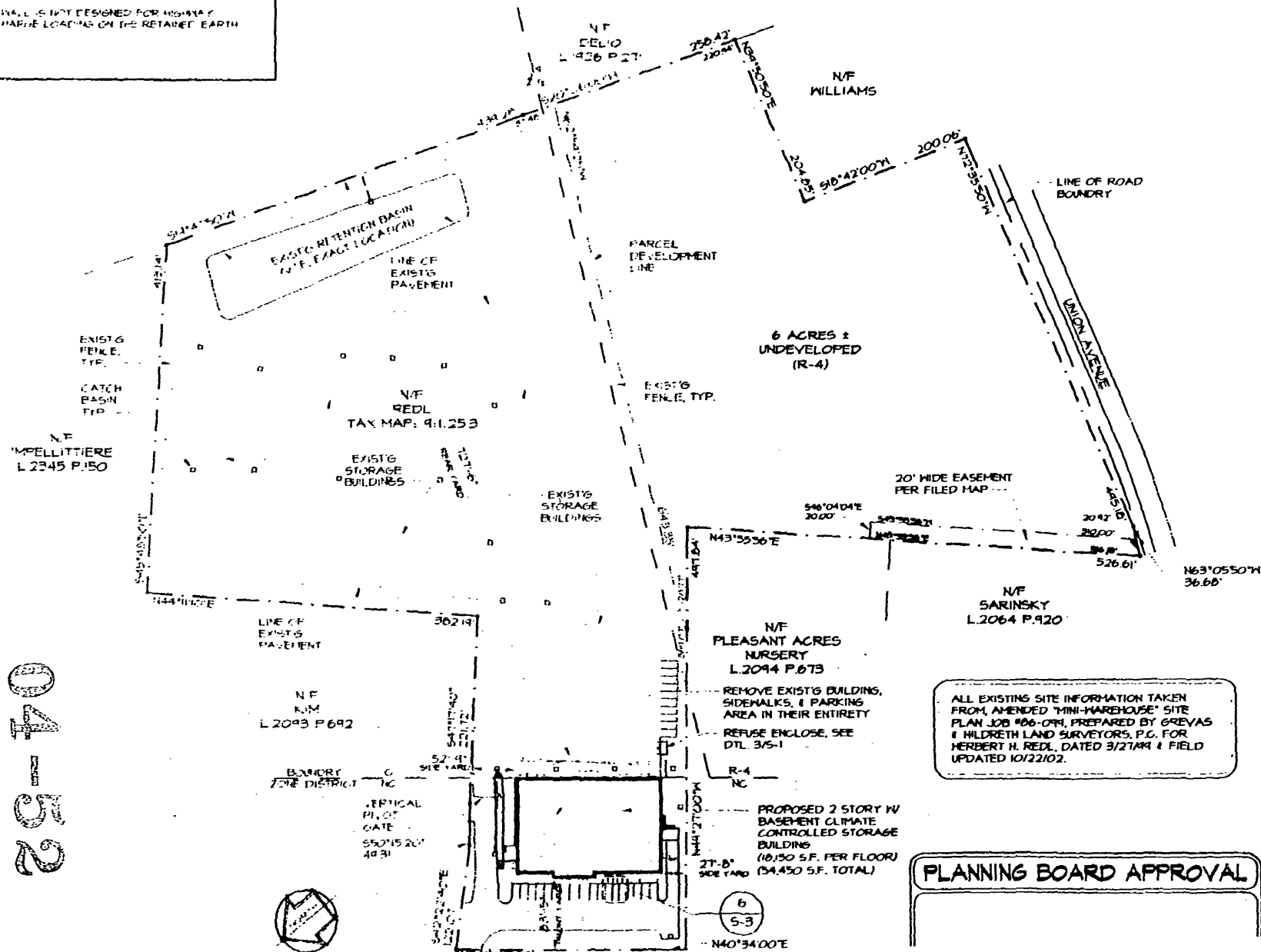
SCALE: 1/8"=1'-0"

0' 5' 10' 20'



04-52

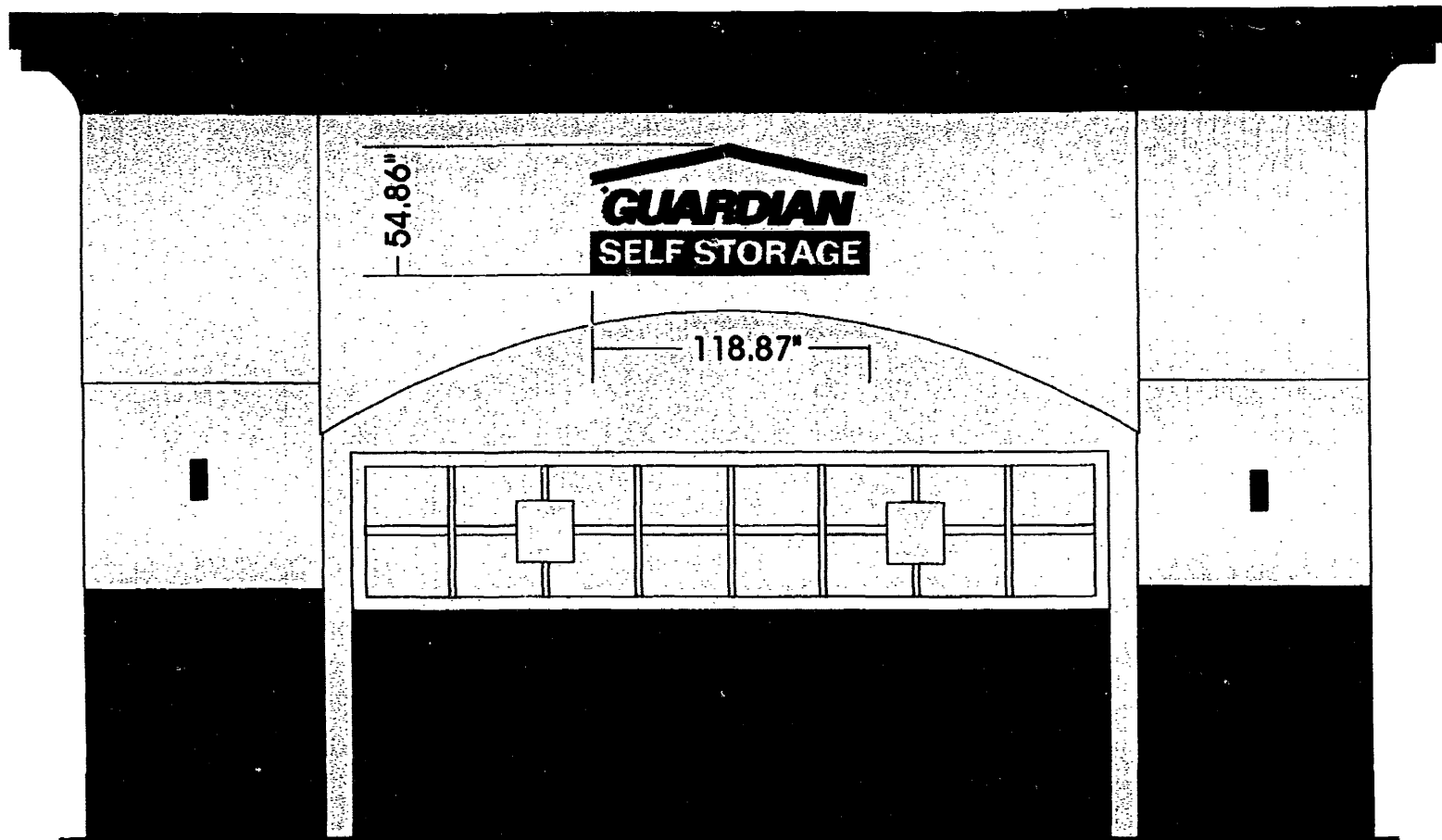
THIS WALL IS NOT DESIGNED FOR HIGHWAY
SURFACE LOADING ON THE RETAINED EARTH
SIDE



ZONING DATA CHART, SITE LOCATION MAP, PARKING CHART, LEGEND,
OWNER SIGNATURE, SITE PLAN, NORTH ELEVATION, & DETAILS

PLANNING BOARD APPROVAL

04-522



SIGN RENDITION - BUILDING SIGN, NEW WINDSOR

THIS DIAGRAM IS THE PROPERTY OF GLOEDE NEON SIGN CO. INC.,
AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT UNTIL
SUCH TIME AN AGREEMENT HAS BEEN REACHED AS TO THE TERMS
AND AGREEMENTS OF THE SALE OF THIS DIAGRAM.



GLOEDE NEON SIGN CO.
97 NORTH CLINTON STREET
POUGHKEEPSIE, NEW YORK 12601
845-471-4366 - PHONE
845-471-0987 - FAX
SINCE 1922

FOLLOWING YOUR PRELIMINARY MEETING, THE ZONING BOARD SECRETARY WILL ORDER YOUR "PUBLIC HEARING LIST" FROM THE ASSESSOR'S OFFICE.

1. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THIS WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
2. PREPARE AN ENVELOPE (*self-sealing envelopes are much appreciated*) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING. ***YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.***

NOTE:

IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.

**** MUST READ AND SIGN ****

I UNDERSTAND THAT I WILL BE BILLED DIRECTLY FOR MY "LEGAL NOTICE" TO BE PUBLISHED IN THE SENTINEL NEWSPAPER FOR MY PUBLIC HEARING....(this charge is not deducted from your escrow posted).

Chris Noel Davis
SIGNATURE

6/4/01
DATE

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.
(JULY AND AUGUST – ONE MEETING PER MONTH ONLY)

PAGE 2

COMPLETE THIS PAGE ☐

04-52



June 15, 2004

Town of New Windsor
Zoning Board Office
555 Union Avenue
New Windsor, New York 12553

Attn: Ms. Myra Mason, Secretary to ZBA

Re: Guardian Self Storage

Dear Ms. Mason:

We received a Decision from the Building Inspector disapproving our building permit application for a new sign at our 149 Windsor Highway location.

Enclosed please find the following:

1. Application for Variance
2. Owner proxy statement
3. Sign variance narrative
4. Copy of site plan approved by the Planning board
5. Color rendering of the proposed sign showing dimensions
6. Three checks for 25.00, 150.00 and 500.00

Should you require anything further, please do not hesitate to contact me at 471-3388 x108.

Thank you for your anticipated courtesy in scheduling this matter for the next available ZBA meeting.

Very truly yours,



Frank Redl

04-52